

CERTIFICATE OF APPROPRIATENESS

Application Date: August 2, 2016

Applicant: Kevin Dahlstrand, Dahlstrand Architecture for John Bishop & Melina McCarty, owners

Property: 2111 Del Monte Drive, Lot 17, Block 44, River Oaks Section 3 Subdivision. The property includes a historic 4,316 square foot two-story, Georgian Revival residence situated on a 10,501 square foot (75' x 150) interior lot.

Significance: The TC Montgomery House is a City of Houston Landmark designated in December, 2012. The Georgian Revival-style two-story historic residence was constructed circa 1938. Mr. T.C. Montgomery was a life-time railroad man, who held the position of Chairman of the Southern Pacific Railroad union in the mid-1920s.

Proposal: Alteration – Windows. A COA was approved in May 2016 for to shutter two windows and construct a third floor rear addition. The applicant is now proposing the following revisions:

- Remove nine 6-over-6 and one 3-over-3 original windows on the sides of the structure. Replace with new wood windows to match existing.
- Remove two original 4'-6" x 2'-6" openings on the first floor. Create a new, 9' x 6'-8" opening and install three full length, multi-lite French windows, the middle will be operable while the side windows will be fixed.

See enclosed application materials and detailed project description on p. 5-12 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval with conditions: Restore and retain any operable window. Approval to replace windows W201, W202, W203, W204, W205, W206, W207, W208, W209 with salvaged windows from the rear of the structure.

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>The removal of original windows and openings in favor of a new fenestration pattern does not preserve the character of the building. Enlarging openings to accommodate the new French windows will destroy historic material as well as alter the distinguishing character of the building.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
<i>The proposed removal of two original windows and openings in favor of a larger opening will permanently alter the form and destroy the historic integrity of the building.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
<i>Removal of original windows from elevations visible from the public right of way and replacement with new material is inappropriate. The use of salvaged wood windows from the rear of the house to replace any visible windows that are damaged beyond repair would be an appropriate remedy.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. |



PROPERTY LOCATION

TC MONTGOMERY HOUSE

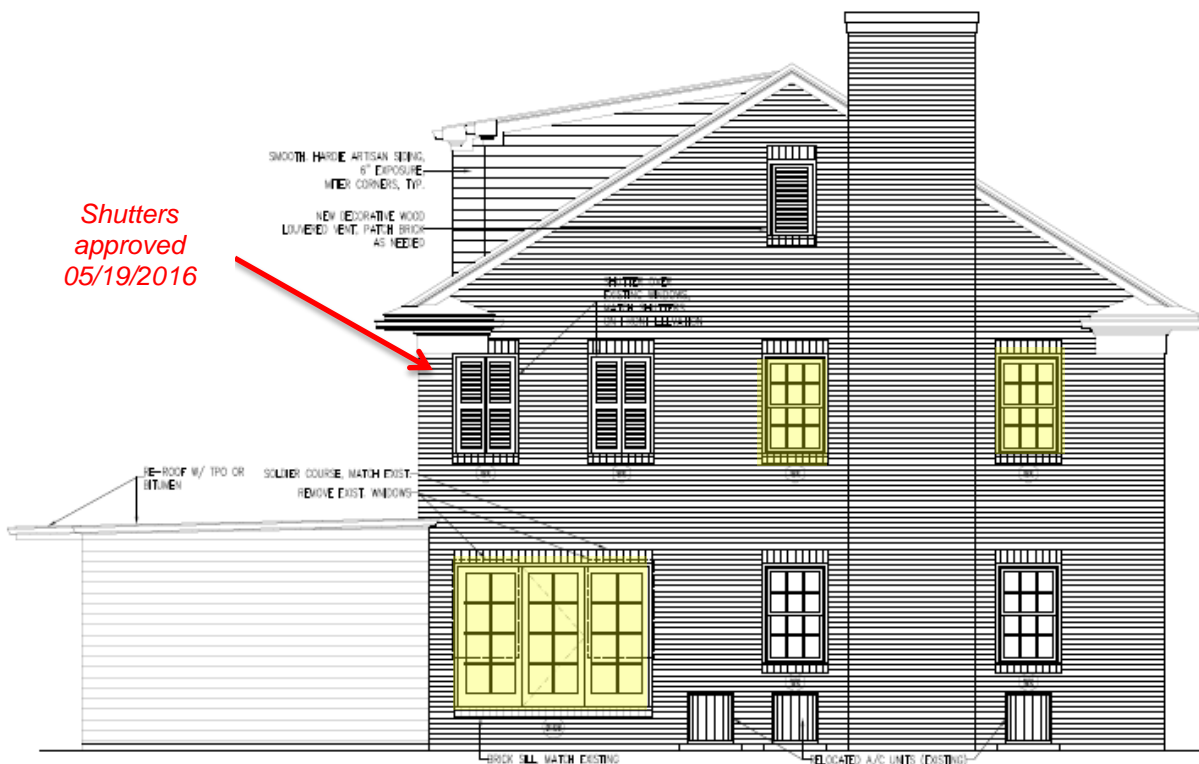


CURRENT PHOTO

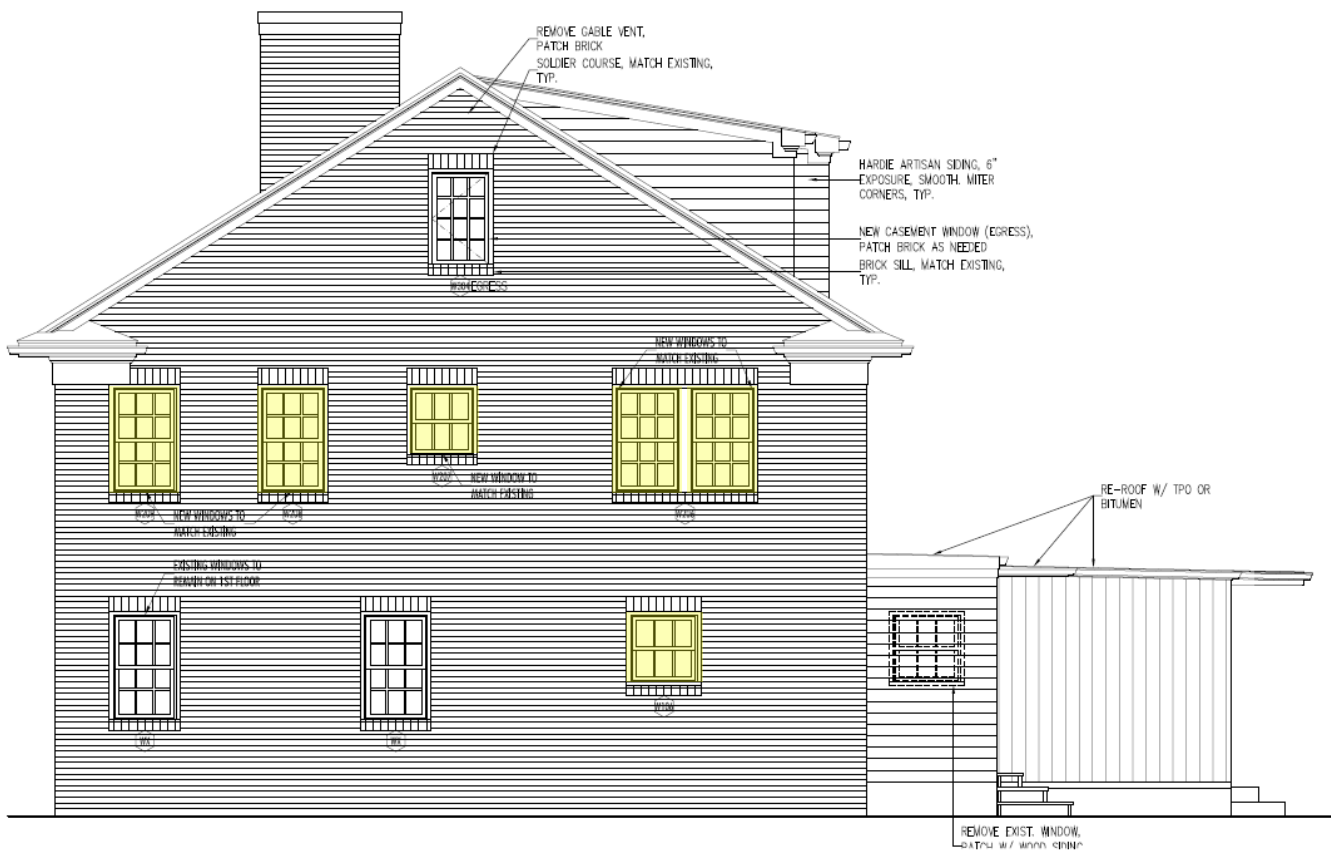


EAST SIDE ELEVATION

EXISTING – YELLOW WINDOWS ARE TO BE REPLACED



WEST SIDE ELEVATION



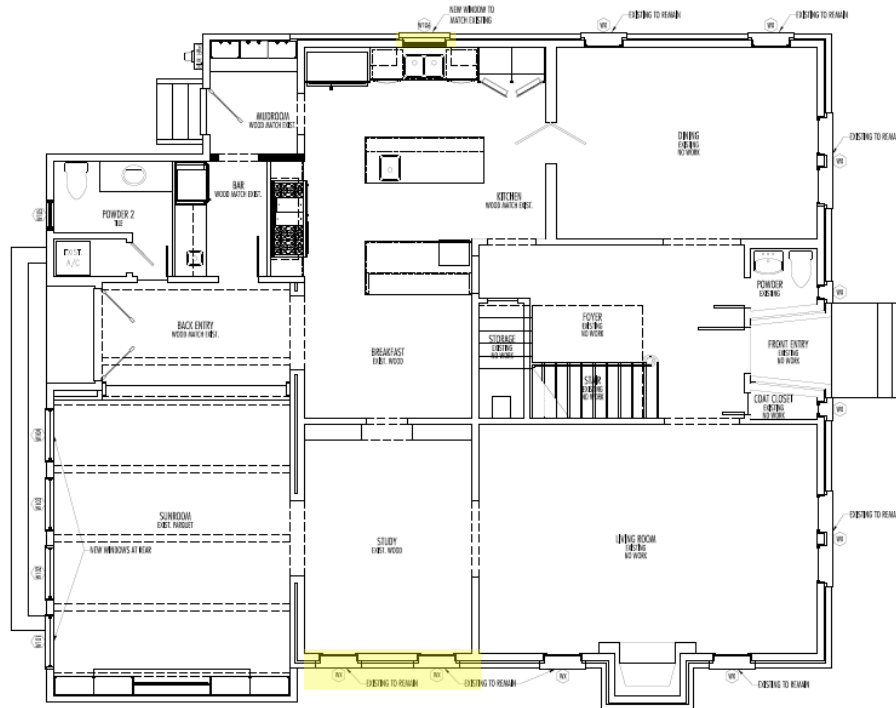
SOUTH (REAR) ELEVATION



EXISTING / PROPOSED

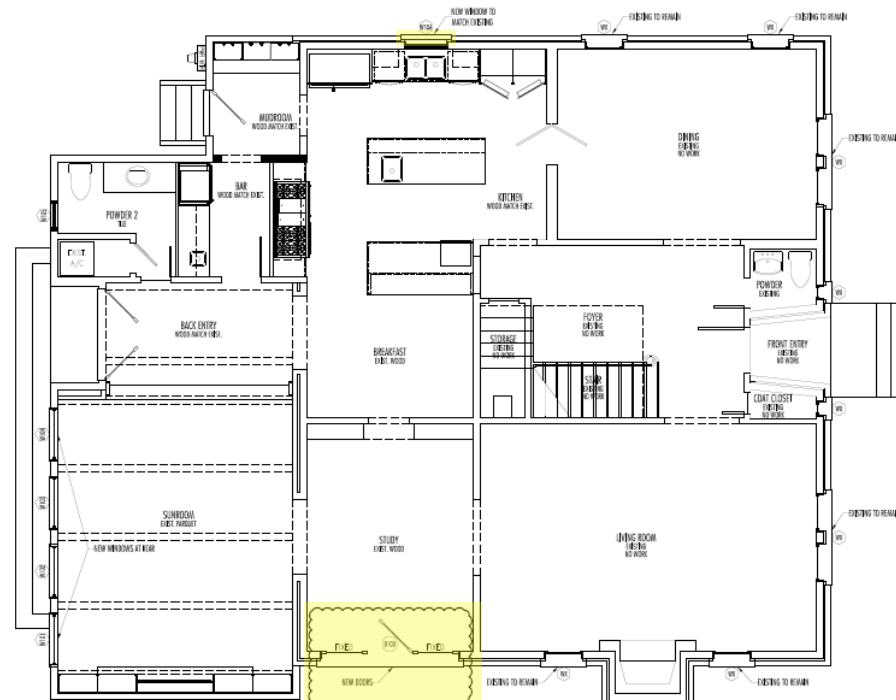
FIRST FLOOR PLAN

EXISTING



PROPOSED

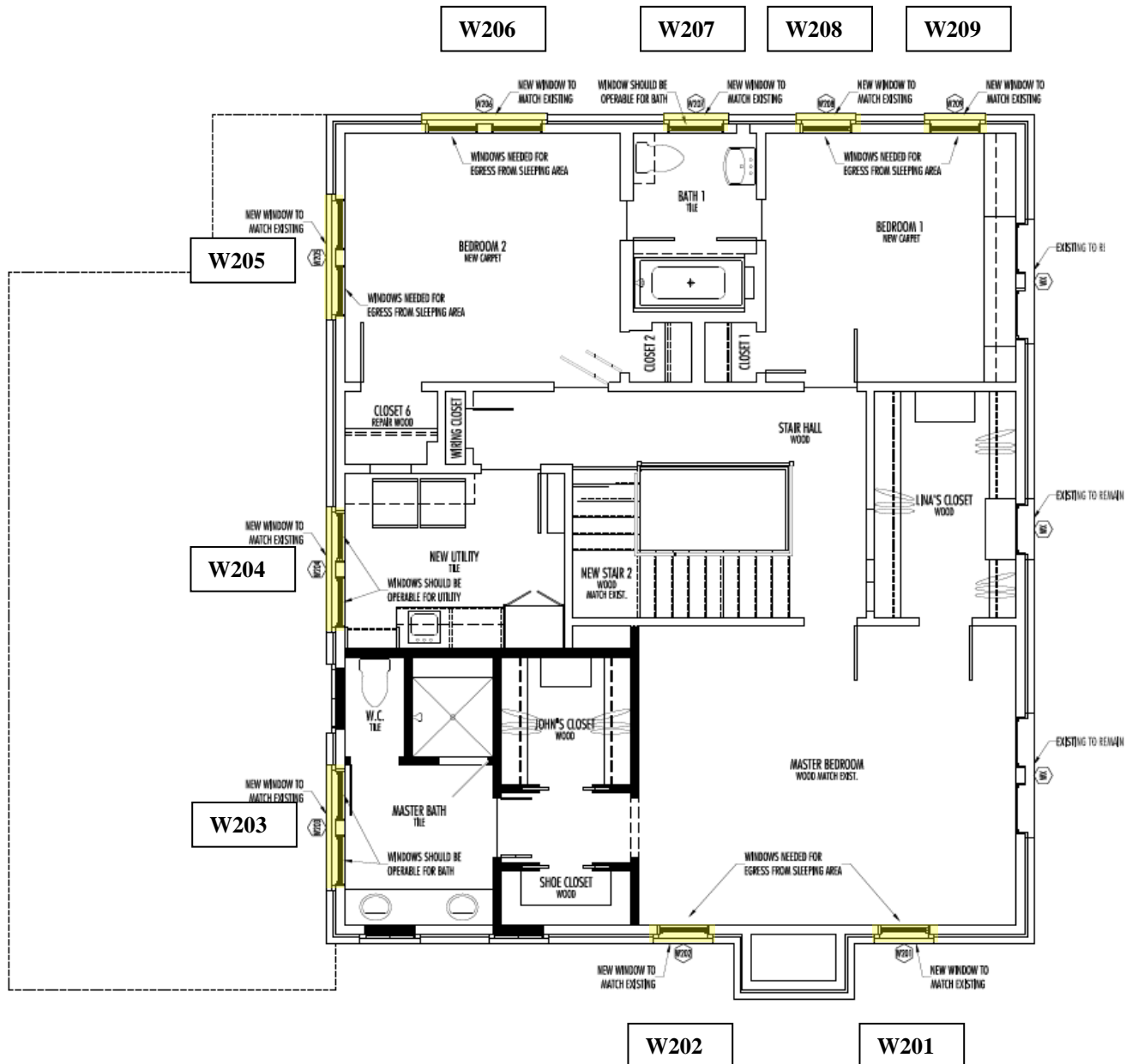
W106





SECOND FLOOR PLAN

EXISTING



WINDOW DAMAGE



Window W206: Sill damaged due to rot



Window W206: Sash damaged due to dry rot



Window W208: Paint lifted from sash due to improper AC conditions



Window W209: Paint lifted from sash due to improper AC conditions

WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE - 1ST FLOOR

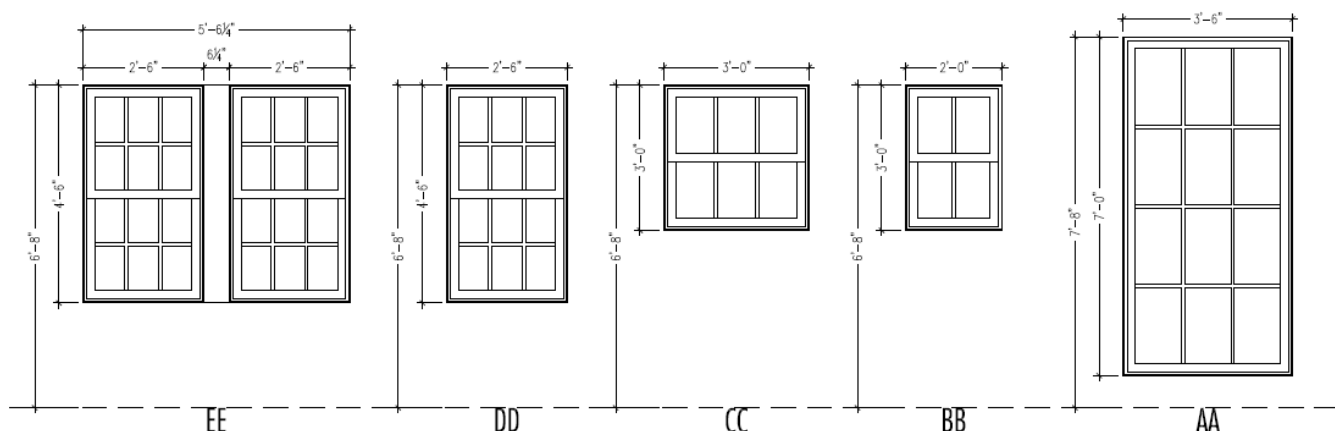
KEY	DIMENSIONS			HEAD HEIGHT	MATERIAL	TYPE	REMARKS	DESCRIPTION (VIEWED FROM EXTERIOR)	NOTES	ROOM NAME	GLASS
	W	H	J								
W101	3'-6"	7'-0"	V.I.F.	7'-8"	WOOD	AA	ALIGN WINDOW HEAD W/ ADJACENT FRENCH DOORS	FIXED - CASEMENT	-	SUNROOM	TEMP.
W102	3'-6"	7'-0"	V.I.F.	7'-8"	WOOD	AA	ALIGN WINDOW HEAD W/ ADJACENT FRENCH DOORS	FIXED - CASEMENT	-	SUNROOM	TEMP.
W103	3'-6"	7'-0"	V.I.F.	7'-8"	WOOD	AA	ALIGN WINDOW HEAD W/ ADJACENT FRENCH DOORS	FIXED - CASEMENT	-	SUNROOM	TEMP.
W104	3'-6"	7'-0"	V.I.F.	7'-8"	WOOD	AA	ALIGN WINDOW HEAD W/ ADJACENT FRENCH DOORS	FIXED - CASEMENT	-	SUNROOM	TEMP.
W105	2'-0"	3'-0"	V.I.F.	6'-8"	WOOD	BB	VERIFY SIZE WITH EXISTING OPENING	DOUBLE HUNG	-	POWDER 2	-
W106	3'-0"	3'-0"	V.I.F.	6'-8"	WOOD	CC	VERIFY SIZE WITH EXISTING OPENING	DOUBLE HUNG	BRICKMOULD	KITCHEN	-

WINDOW SCHEDULE - 2ND FLOOR

KEY	DIMENSIONS			HEAD HEIGHT	MATERIAL	TYPE	REMARKS	DESCRIPTION	NOTES	ROOM NAME	GLASS
	W	H	J								
W201	2'-6"	4'-6"	V.I.F."	6'-8"	WOOD	DD	VERIFY SIZE WITH EXISTING OPENING	DOUBLE HUNG	BRICKMOULD	MASTER	-
W202	2'-6"	4'-6"	V.I.F."	6'-8"	WOOD	DD	VERIFY SIZE WITH EXISTING OPENING	DOUBLE HUNG	BRICKMOULD	MASTER	-
W203	5'-6"	4'-6"	V.I.F."	6'-8"	WOOD	EE	VERIFY SIZE WITH EXISTING OPENING	DOUBLE HUNG	BRICKMOULD	MASTER BATH	-
W204	5'-6"	4'-6"	V.I.F."	6'-8"	WOOD	EE	VERIFY SIZE WITH EXISTING OPENING	DOUBLE HUNG	BRICKMOULD	LAUNDRY	-
W205	5'-6"	4'-6"	V.I.F."	6'-8"	WOOD	EE	VERIFY SIZE WITH EXISTING OPENING	DOUBLE HUNG	BRICKMOULD	BEDROOM 2	-
W206	5'-6"	4'-6"	V.I.F."	6'-8"	WOOD	EE	VERIFY SIZE WITH EXISTING OPENING	DOUBLE HUNG	BRICKMOULD	BEDROOM 2	-
W207	3'-0"	3'-0"	V.I.F."	6'-8"	WOOD	CC	VERIFY SIZE WITH EXISTING OPENING	DOUBLE HUNG	BRICKMOULD	BATH 1	-
W208	2'-6"	4'-6"	V.I.F."	6'-8"	WOOD	DD	VERIFY SIZE WITH EXISTING OPENING	DOUBLE HUNG	BRICKMOULD	BEDROOM 1	-
W209	2'-6"	4'-6"	V.I.F."	6'-8"	WOOD	DD	VERIFY SIZE WITH EXISTING OPENING	DOUBLE HUNG	BRICKMOULD	BEDROOM 1	-

DOOR SCHEDULE - 1ST FLOOR

KEY	DIMENSIONS			MATERIAL	TYPE	REMARKS	NOTES	LOCATION	ROOM	GLASS
	W	H	T							
D101	3'-0"	6'-8" (M.E.)	1 3/4"	CLAD	B	OPERABLE FRENCH DOOR (LEFT-HINGING)	INSWING	EXTERIOR	MUDROOM	TEMP.
D102	5'-8"	6'-8" (M.E.)	1 3/4"	CLAD	A	PAIR OF 2'-10" X 6'-8" FRENCH DOORS	INSWING	EXTERIOR	BACK ENTRY	TEMP.
D103	2'-8"	6'-8" (M.E.)	MATCH EXIST.	WOOD	D	MATCH EXISTING DOOR STYLE	-	INTERIOR	BATH	-
D104	2'-8"	6'-8" (M.E.)	MATCH EXIST.	WOOD	D	MATCH EXISTING DOOR STYLE	-	INTERIOR	BAR	-
D105	9'-0"	6'-8"	1 3/4"	CLAD	H	(3) 3'-0" X 6'-8" FRENCH DOORS, MIDDLE UNIT OPERABLE (RIGHT-HINGING)	INSWING - MIDDLE FIXED - FLANKING	EXTERIOR	STUDY	TEMP.



PROJECT DETAILS

Windows/Doors: The existing residence contains the original 6-over-6 wood windows on the original portion of the residence. The applicant is proposing to remove selected windows and replace them with new, all-wood windows featuring the same 6/6 lite pattern found on the existing, original windows.

Front Elevation: The proposed changes will not alter the front elevation. See drawings for more detail.
(North)

Side Elevation: The applicant proposes to remove two original windows and openings at the rear of the first floor and install two new windows and a French door, all require new openings. The applicant also proposes to replace two original windows towards the front of the elevation on the second story. See drawings for more detail.
(East)

Side Elevation: The applicant also proposes to remove and replace a window towards the rear of the west elevation and remove and replace all six original windows on the second story west elevation. See drawings for more detail.
(West)

Rear Elevation: The applicant proposes to remove and replace all original windows on the second floor. This work is not visible from the public right-of-way. See drawings for more detail.
(South)